

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

74 Albenca Street, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,167,000 Property Type House Suburb Cheltenham

Period - From 01/01/2020 to 31/03/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	45 Latrobe St CHELTENHAM 3192	\$1,215,000	14/02/2020
2	15 Cavanagh St CHELTENHAM 3192	\$1,200,000	26/02/2020
3	5 Kallista Ct CHELTENHAM EAST 3192	\$1,167,000	15/02/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/05/2020 10:18

Pandelis Plousi

9584 6500

0409 553 929

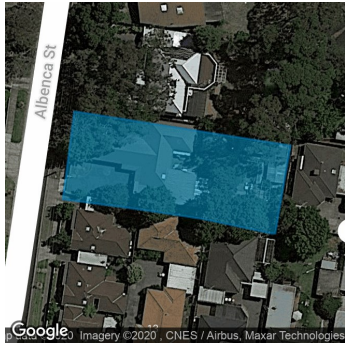
pplousi@hodges.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

March quarter 2020: \$1,167,000



4 1.5 4

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 998 sqm approx

Agent Comments

Comparable Properties

45 Latrobe St CHELTENHAM 3192 (VG)

Agent Comments

4 - -

Price: \$1,215,000

Method: Sale

Date: 14/02/2020

Property Type: House (Res)

Land Size: 585 sqm approx

15 Cavanagh St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 1 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 26/02/2020

Property Type: House (Res)

Land Size: 598 sqm approx

5 Kallista Ct CHELTENHAM EAST 3192 (VG)

Agent Comments

4 - -

Price: \$1,167,000

Method: Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 655 sqm approx